

Deed Restrictions Committee Minutes
March 18, 2022

Members Present: Jon Nelson, chairperson; Bob Price, Julie Belcik, Cathy Danna, John Danna, Gary Sanders, B.B. Brown, Doug Lehr, Oz Canel, Loretta Gray, Debbie Tanner, Cliff Budd, Sandra Jaynes.

Guests: Michael Farr, Sandra Danna, and Laura Canel

*Bob Price agreed to be our contact with the attorney moving forward.

*Cathy Danna will take minutes.

*Jon Nelson, chairman, asked that we work together to create a mission statement to help us stay focused and productive.

*Suggestions for mission statement

-Cliff – Revise deed restrictions

-B.B. – clarify deed restrictions

-John D. – Clarification regarding what the scope of this project involves (i.e. all sections of Twin Harbors or just some)

-Michael - concern raised about revisiting 209 law regarding deed restrictions and whether we can accomplish this prior to 2027.

-Discussion about having representation from all sections of the community to make sure all are represented in revision discussions.

-Present a plan that will be approved and follow legal guidelines.

-B.B. – We as a committee need to agree (at least 67% of committee) before we bring it to the community.

*Jon clarified that whatever work we do will also have to be voted on by the community.

*Discussion regarding technology to be used to collect questions for Brody. Bob has an app that might be a helpful way to collect questions.

Mission Statement: The mission statement of the Deed Restrictions Committee of Twin Harbors is to clarify, revise, and/or change Deed Restrictions with open input from all sections with the ultimate goal of passing these recommendations in accordance with Texas property laws.

Questions for Brody:

- 1) Cliff – Do questions have to be notarized? How many have to vote to approve it?
- 2) John – Do the fees have to be spelled out in the deed restrictions? What is the process for establishing fees and revising or adding fees (including permitting fees)?
- 3) Bob and John – Define the process for changing/clarifying our deed restrictions.
- 4) Jon and John – Need clarification about legal definition of majority referenced in our deed restrictions.
- 5) Cliff – Do we need everyone to vote or just 51% of those attending the annual HOA meeting.
- 6) Cliff – Do we have to write deeds for each section, or can we combine all into one deed restriction document with clarification for different sections?
- 7) John – Suggested possibly keeping section one different since they do have significantly different restrictions.
- 8) Debbie – How do we fall in line with the population change since we are now over 50,000?
- 9) Jon – Is it okay if sections are split out so that they are more topic specific (i.e., section 8)?
- 10) Jon – What are the responsibilities of the ARA based on the deed restrictions? We need to align to be compliant with new Texas law regarding ARA responsibilities.
- 11) B.B. – We would appreciate guidance on the commercial sections. Discussion about commercial enterprises seeking residential lots.

12) Doug – Is the majority vote based on votes by each section? If we combine to one document, would it be based on the majority vote of the TH property owners?

13) Doug – Asked Cliff about process for changing deed restrictions for The Point.

Jon requested that we share this information with neighbors. Later we can invite guests to help us understand the long-term ramifications of changing the deed restrictions.

Jon will send us a follow up email to prompt us to send additional questions to him. We will meet one more time to finalize questions before meeting with Brody.